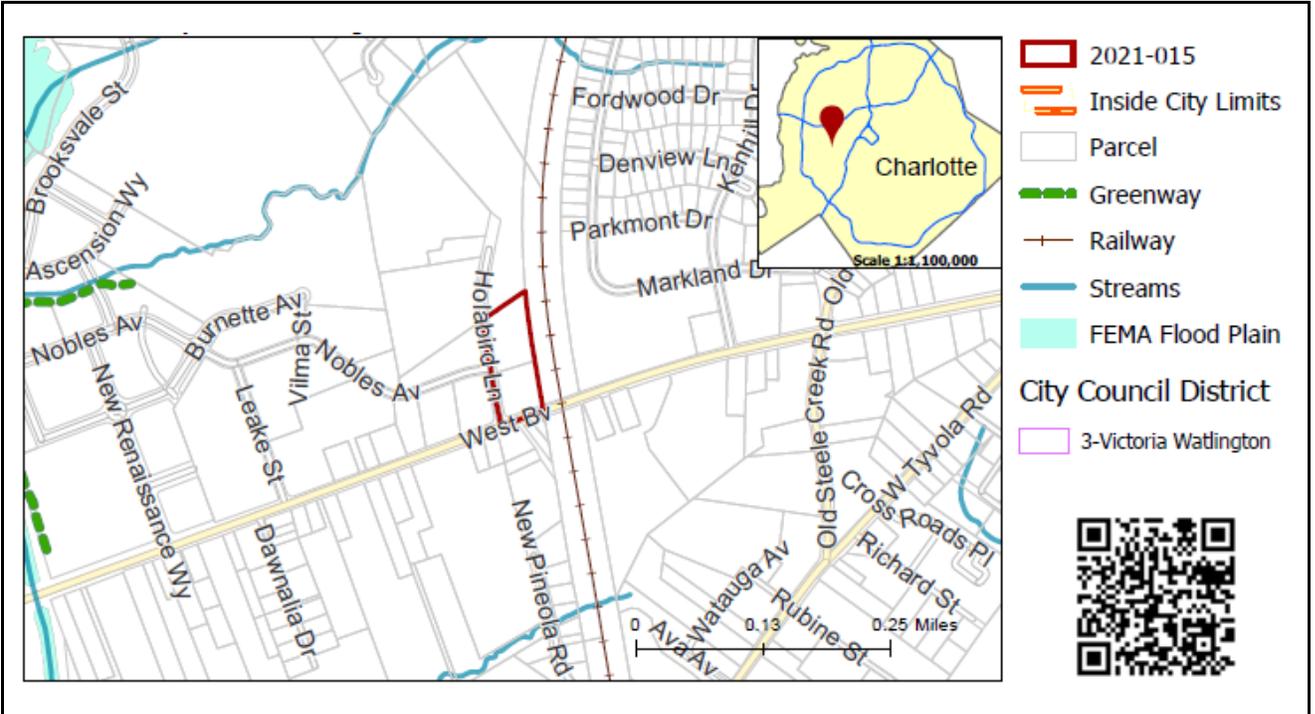


REQUEST

Current Zoning: B-1SCD (business shopping center, conditional)
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

LOCATION

Approximately 2.56 acres located in the northeastern corner of the intersection of West Boulevard & Holabird Lane.



SUMMARY OF PETITION

The petition proposes to allow the development of up to 29 single family attached residential units on a vacant, wooded property. The site is located in the West Boulevard corridor near the Renaissance community.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Exponential Development, LLC
Exponential Development, LLC
Brandon Maxwell

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of an outstanding issue related to Transportation.

Plan Consistency

The petition is **inconsistent** with the retail land use recommended for this site as per the *Central District Plan* (1993).

Rationale for Recommendation

- The proposed residential land use, while inconsistent with the retail use recommended for this site, is consistent with the existing residential development pattern in the area.
- The site has not been developed for retail uses despite being zoned for such use since 1968.

- The proposed density of 11.35 dwelling units per acre is within the *General Development Policies* (GDP) score of up to 12 dwelling units per acre for this site.
- The site is served by two CATS bus routes and the petition has committed to constructing a bus pad and shelter onsite. Additionally, the site is within ¼ mile of a Mecklenburg County park and ½ mile of a CMS K-8 school.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail recommended use to residential up to 12 dwellings per acre for the site.

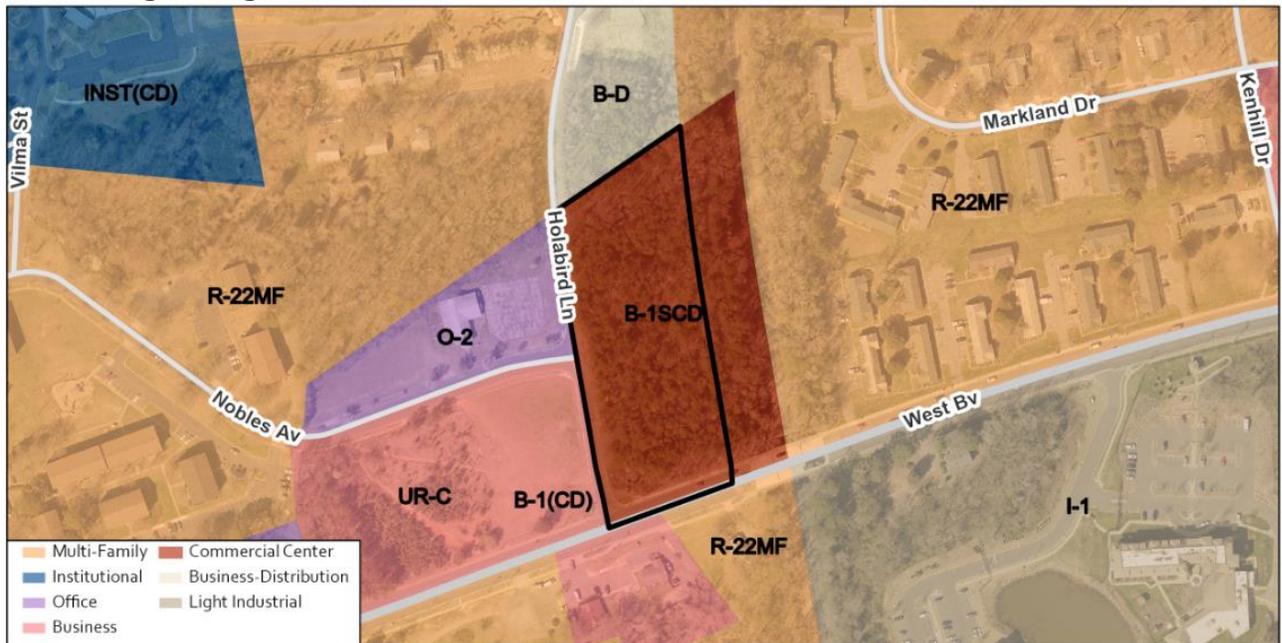
PLANNING STAFF REVIEW

• **Proposed Request Details**

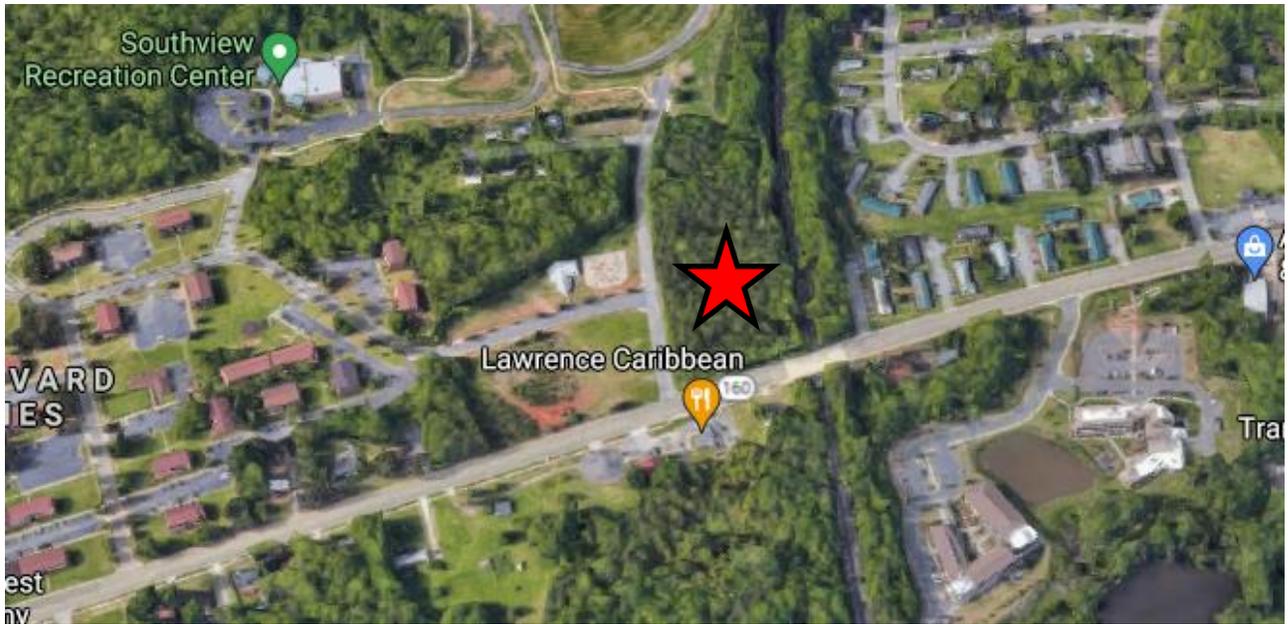
The site plan accompanying this petition contains the following provisions:

- Proposes 29 single family attached dwelling units in 8 buildings. There would be no more than 5 units per building.
- Limits building height to 40’.
- Commits to architectural design standards including usable porches and stoops, sidewalks to public rights-of-way, and blank wall limitations.
- Proposes all units to be rear-loaded and accessed via private alleys.
- Commits to construction of an ADA compliant bus waiting pad and shelter along West Boulevard.
- Proposes right-of-way dedication measured 50.5’ from centerline on West Boulevard and 35.5’ from centerline on Holabird Lane.
- Commits to construction of an 8’ buffered bike lane, 8’ planting strip, and 8’ sidewalk along West Boulevard and 6’ sidewalk along Holabird Lane behind recessed on-street parking.
- Proposes that all freestanding light fixtures greater than 21’ in height to be fully capped, shielded, and downwardly directed.

• **Existing Zoning and Land Use**



The site was rezoned in 1968 to allow development of a shopping center, which never came to fruition. The property has since remained vacant.



The site, marked by a red star, is bordered to the east by a railroad and is surrounded by a mix of uses including apartments, a church, a restaurant, and a park and recreation center.



View of the site looking northeast from West Boulevard.



The property to the north is developed with outdoor recreational uses.



The properties to the east of the site are developed with a railroad and multifamily dwellings.



The properties to the south of the site are developed with retail and restaurant uses.



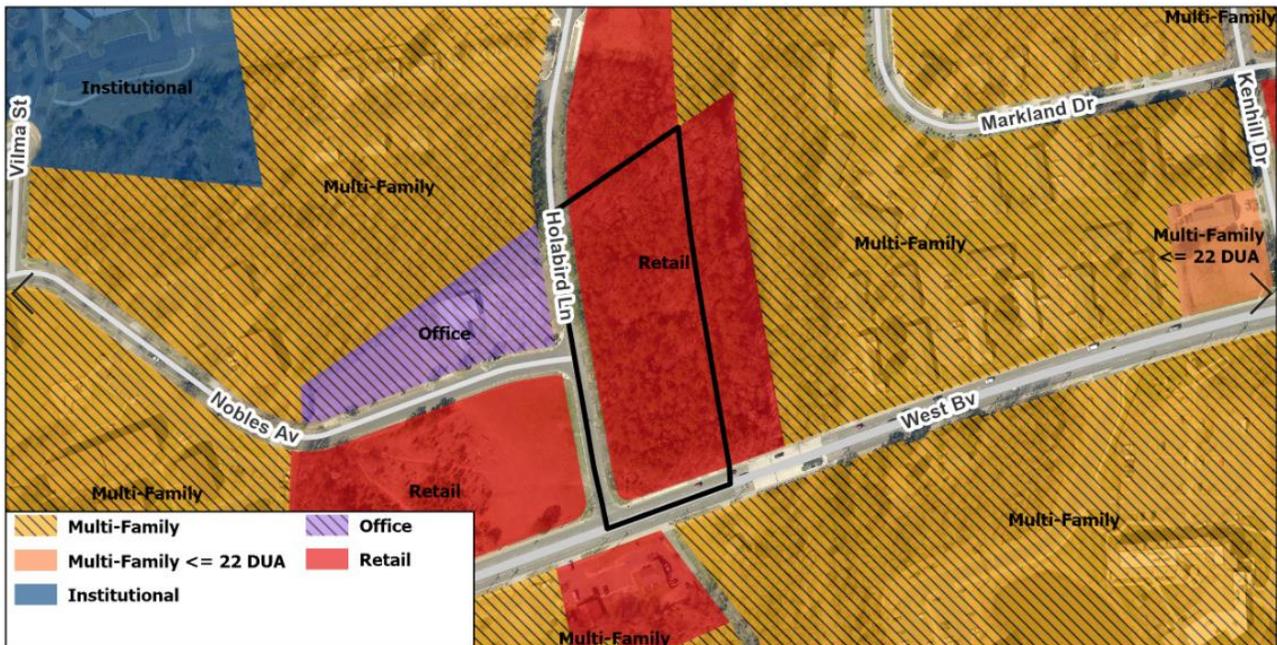
The properties to the west of the site include vacant land and institutional uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-121	This petition rezoned 1.15 acres to allow all uses within the UR-C zoning district.	Approved

• **Public Plans and Policies**



- The *Central District Plan* (adopted 1993) recommends retail land use for this site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 13

• **TRANSPORTATION SUMMARY**

- This site is located at the corner of West Boulevard, a State-maintained major thoroughfare, and Holabird Lane, a City-maintained local street. There is an ongoing project, West Boulevard Corridor Implementation, in the area constructing bicycle and pedestrian improvements. CDOT requests that the petitioner continue the required pedestrian infrastructure north of the property, roughly 230 feet, to help connect this site to the Southwest Recreation Center, creating safe pedestrian access to an existing recreation center serving existing and proposed residents. Additionally, in-line with the City’s BIKES policy, the petitioner has agreed to construct a buffered bike lane along the site’s West Boulevard frontage. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to construction of the pedestrian infrastructure up to the Southwest Recreation Center. Further details are listed below.
- **Active Projects:**
- West Boulevard Corridor Implementation
 - Construction of numerous bicycle and pedestrian improvements from Camden Road to Billy Graham Parkway.
 - Construction ongoing.

• **Transportation Considerations**

- See Outstanding Issues, Note 1.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant property).

Entitlement: 2,380 trips per day (based on 25,600 SF of retail).

Proposed Zoning: 180 trips per day (based on 29 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Renaissance West STEM Academy remains at 101%
 - Harding High remains at 129%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.

- **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUESTransportation

1. Revise the site plan and conditional notes by committing to extending the 8-foot planting strip and 6-foot sidewalk, along Holabird Lane, to the existing sidewalk at the cul-de-sac of Holabird Lane. This sidewalk will provide a pedestrian connection from West Boulevard to the Southwest Recreation Center where a gap currently exists and would assist CDOT in finishing an important pedestrian connection.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704-353-1908)